

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: June 9, 2005

ITEM NO. 4

CASE NUMBER/ PROJECT NAME	5-DR-2003#5 Jug N Barrel Wine Store		
LOCATION	14795 N Northsight Boulevard		
REQUEST	Request approval of a site plan and elevations for a single-story retail building in the Northsight Crossings Center.		
OWNER	Northsight Crossing LLC 702-784-7665	ENGINEER	Gilbertson Associates Inc. 480-607-2244
ARCHITECT/ DESIGNER	S K D Architecture 602-999-3140	APPLICANT/ COORDINATOR	Steve Kim S K D Architecture 602-999-3140
BACKGROUND	<p>Zoning.</p> <p>The property is zoned Central Business District (C-2). A retail store is permitted in this district.</p> <p>Context.</p> <p>The property is located within the Northsight mixed-use project along the Loop 101. Specifically, the subject property is a pad within the existing Northsight Crossing Shopping Center located on the west side of the site along Northsight Boulevard. The specific address of "Pad C" is 14795 N. Northsight Boulevard. The pad, currently undeveloped, is relatively flat and contains no vegetation. The main portion of the shopping center is built at this time. There are a variety of zoning districts that bound the property including office, industrial, and commercial.</p> <p>Adjacent Uses:</p> <ul style="list-style-type: none">• North: Sam's Club, zoned Highway Commercial District (C-3).• South: Vanguard/Liberty Property Trust Corporate Offices, zoned Industrial Park District, Planned Community Development District (I-1 PCD).• East: New retail buildings including Auto Zone and Ironwood Bank, zoned Commercial Office District (C-O).• West: Kohl's Department Store and Scottsdale Shops Retail Center, zoned Central Business District (C-2).		
APPLICANT'S PROPOSAL	<p>Applicant's Request.</p> <p>The applicant requests approval for a site plan, a landscape plan, and elevations for a retail building. Jug-N-Barrel, a retail wine store, will occupy the entire building.</p> <p>Development Information:</p> <ul style="list-style-type: none">• Existing Use: Vacant pad within a shopping center		

- Parcel Size: 27,000 sq. ft. (Pad C only)
- Square Footage of Building: 4,000 sq. ft.
- Height Allowed: 36 ft.
- Height Provided: 24 ft.-6 in.
- Parking Required: 16 spaces (only for Pad C)
- Parking Provided: 486 spaces (entire shopping center)

DISCUSSION

The proposed building will be built on an internal pad (Pad C) of the Northsight Crossing Shopping Center, which is located at the southeast corner of Northsight Boulevard, also the main entrance to the center. Access to Pad C will come off the existing drives located on Northsight Boulevard and Raintree Drive approved with the original approval of the Northsight Crossing Shopping Center (5-DR-2003). The applicant has provided a pedestrian connection to the main shopping center to the east and to Northsight Boulevard to the west along the main entry driveway.

The applicant proposes to build a 4,000 sq. ft. single story retail building on the pad. The site Master Parking Plan (see Attachment #9) indicates the required parking is met within the entire shopping center. Open space is also met within the overall site (see Attachment #10).

The architecture of the building incorporates different wall planes that break up the building vertically and horizontally, which is consistent with the other existing pad buildings and in-line buildings on the parcel. The east façade, facing the interior of the center, consists of the main building entrance archway and covered walkways emphasized with pre-cast concrete columns. The applicant has provided sandstone (Rosa) at the base of the facades and the base of the columns throughout the building. The building walls are composed of EFIS capped with a molding along the roofline; score lines in a diagonal pattern have also been incorporated into some of the wall planes. Windows, not protected by the covered walkway, have a metal awning shading them.

The applicant proposes to paint the building a variety of shades of tan and ivory, which is consistent with the existing center colors. The main body of the building will be painted a combination of tan (Cinnamon Spice-Frazee 8254M) and ivory (Grape Ole– Frazee CW044W). The main entrance and covered walkways of the building will be accented with a light tan (Millet-Frazee 8212W). Trim throughout the building consists of a warm tan (Warm Shadows – Frazee 823W) and ivory (Grape Ole – Frazee CW044W). The metal awnings shading the windows will consist of green (Acanthus Leaf – Frazee 8105D) (City Lights) and the door/window frames gray (Frame).

A majority of the landscaping around the pad was planted during the construction of the main center. The landscape plan, within the proposed pad area, is consistent with the original approval of the Northsight Crossing Shopping Center (5-DR-2003). The plant palette will include Desert Museum, Sweet Acacia, and Desert Willow trees along with native shrubs and groundcover around the pad.

OTHER RELATED CASES

15-UP-2004, 5-DR-2003, 5-DR-2003#2, 5-DR-2003#3, and 5-DR-2003#4

STAFF

RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

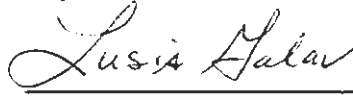
STAFF CONTACT(S)

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Senior Planner
Phone: 480-312-7734
E-mail: bverschuren@ScottsdaleAZ.gov

APPROVED BY



Bill Verschuren
Report Author



Lusia Galav, AICP
Development Planning Manager
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Color Elevations
7. Perspective Drawing
8. Floor Plans
9. Master Parking Site Plan for entire center
10. Master Site Plan Worksheet for the entire center
 - A. Fire Ordinance Requirements
 - B. Stipulations/Zoning Ordinance Requirements



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 12/17/04

Project No.: 568 - PA - 2004

Coordinator: Bill Verschuren

Case No. 5-DR-2003#5

Project Name: JUG-N-BARREL RETAIL STORE

12/17/04

Project Location: 14795 NORTH NORTHSIGHT BLVD., SCOTTSDALE, AZ.

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: C-2 COMMERCIAL Proposed Zoning: C-2 COMMERCIAL

Number of Buildings: 1 Parcel Size: 27,000 S.F.

Gross Floor Area/Total Units: 4,000 S.F. Floor Area Ratio/Density: .15

Parking Required: 16 SPACES Parking Provided: 16 SPACES

Setbacks: N - OVER 100' S - OVER 100' E - OVER 100' W - 20'

Description of Request:

THIS PROJECT IS TO PROVIDE 4,000 S.F. OF STAND ALONE RETAIL BUILDING WITH SINGLE TENANT. DESIGN IS INTENDED TO EMPHASIZE THE VARIATION OF MASSES RATHER THAN AS A ONE BOX OF A BUILDING. WEST ELEVATION CREATES LARGE SHADED AREA CREATING SEPARATION BETWEEN PARKING LOT AND INTERIOR OF THE BUILDING. COLOR AND DETAIL IS DESIGNED COPARABLE TO THE MAIN CENTER PRIMARALY IN THE ARCHES AND OPENINGS.

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



Jug-N-Barrel

5-DR-2003#5

ATTACHMENT #2



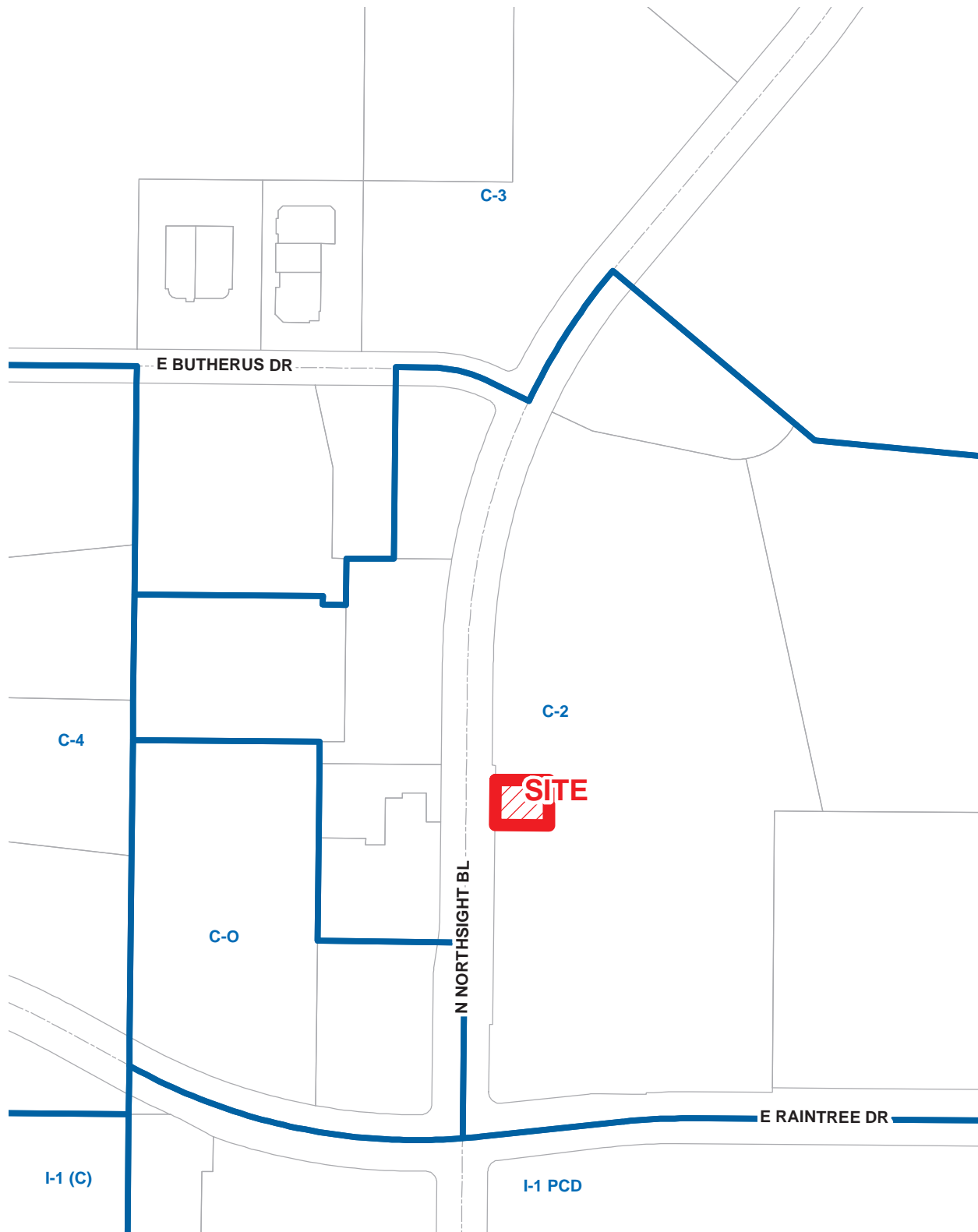
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G.I.S. ORTHOPHOTO 2003

Jug-N-Barrel

5-DR-2003#5

ATTACHMENT #2A



5-DR-2003#5

ATTACHMENT #3

NORTHSIGHT BLVD.

JUG-N-BARREL
PAD C
4,000 SF

PROJECT DATA

GENERAL INFORMATION

BUILDING CODE: 2004 IBC
 INTERNATIONAL CODE BOOKS
 PLUMBING CODE: 2004 IBC
 ELECTRICAL CODE: 2004 IBC
 MECHANICAL CODE: 2004 IBC
 FIRE CODE: 2004 IBC
 INTERNATIONAL ENERGY CONSERVATION CODE: 2004 IBC
 SITE INFORMATION: TOP OF FINISHED GRADE
 PROJECT LOCATION: 5000 NORTH MOUNTAIN AVENUE, SCOTTSDALE, ARIZONA 85254

DATE: 05/24/2005
 DRAWN BY: J. L. LEE
 CHECKED BY: J. L. LEE

PROJECT: 5-DR-2003#5

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8'-0" HIGH WALL DETAIL

SCALE: 1/2" = 1'-0"



Project

Location

Scale

North

Project

Location

Scale

North

Project

Location

Scale

North

Project

Location

05.04.05 - DR COMMENTS

1" = 10' 1" = 10' 1" = 10' 1" = 10' 1"

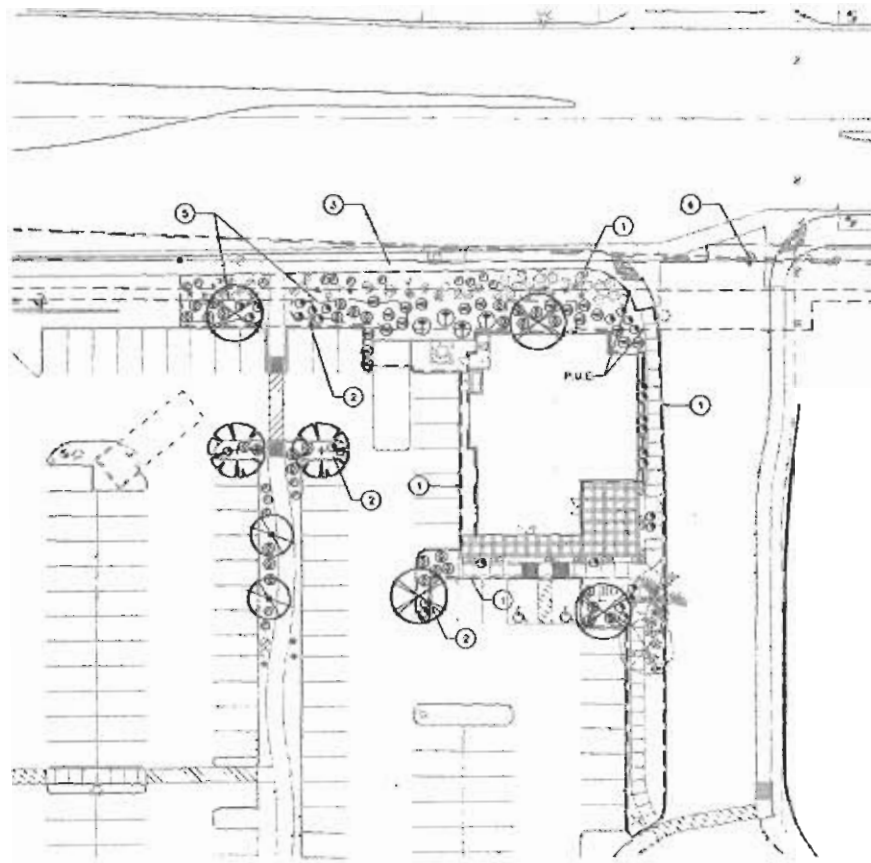
Jug 'n Barrel
 Scottsdale, Arizona

ENLARGED SITE PLAN
 5-DR-2003#5
 REV: 05/24/2005

Prepared For:
 Guardian Companies

SKD

2004-013



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
EXISTING TREES TO REMAIN				
GEORGINA SP.		PAID BREA	EXISTING	1
PHOENIX SP.		DATE PALM	EXISTING	1
EXISTING SHRUBS TO REMAIN				
AGAVE GEOMETRICA		THIN-FLOWERING AGAVE	EXISTING	1
BAILEA WILSONIANA		DESERT LARGO	EXISTING	1
CALLUNDA CALIFORNICA		SLIM FERTY DUSTY	EXISTING	1
SANTALUM AFRICANUM		GREEN SERTY SPON	EXISTING	1
VERONICA FLORENS		GRAY VERONICA	EXISTING	1
LANTANA 'WUSA'		WHITE LANTANA	EXISTING	1
LANTANA 'NEW GOLD'		NEW GOLD LANTANA	EXISTING	1
HELIANTHUS LUCIDUS		BLACKOUT SWEET	EXISTING	1
RUELLIA BRITANNICA		BAIRD RUELLIA	EXISTING	1
NEW TREES				
HEMERA BRILLIANT		SWEET AGAVE	6" CAL.	2
GEORGINA & 'SWEET MOUNTAIN'		ACCEPT MOUNTAIN	2" CAL.	4
OLIVEUS LINEARIS		DESERT YELLO	2" CAL.	2
SHRUBS				
CALLUNDA CALIFORNICA		SLIM FERTY DUSTY	5 CAL.	10
VERONICA FLORENS		GRAY VERONICA	5 CAL.	20
AGAVE GEOMETRICA		THIN-FLOWERING AGAVE	5 CAL.	50
ACCENTS				
LANTANA 'WUSA'		WHITE LANTANA	1 CAL.	10
DECK 7 GROUND COVER				
DECOMPOSED GRANITE		MASONRY GOLD	3/4" SCREENED	

NOTES:
1. LANDSCAPE PLAN IS CONCEPTUAL. ACTUAL LOCATION, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AT THE TIME OF CONSTRUCTION DRAWINGS.

PLANTING KEY NOTES

1. UNIT OF CONSTRUCTION
2. DECOMPOSED GRANITE IN ALL PLANTING AREAS
3. EXISTING SIDEWALK
4. SIGHT VISIBILITY LINE
5. LANDSCAPE MOULD, 1' CONTOUR

PRELIMINARY LANDSCAPE NOTES

PLANTING

THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF SCOTTSDALE STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED AND PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS.

SIZES OF TREES AND SHRUBS WILL CORRESPOND WITH REQUIREMENTS SET BY THE CITY OF SCOTTSDALE. ALL PLANTING AREAS WILL RECEIVE A 2" DEPTH OF 3/4" DECOMPOSED GRANITE AND SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE.

IRRIGATION

THE IRRIGATION SYSTEM WILL CONSIST OF DRIP EMITTERS AND PRESSURE REGULATORS CONNECTED TO AUTOMATIC VALVES AND WILL BE TIED INTO AUTOMATIC CONTROLLERS AS REQUIRED. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE.

GRADING

ALL EARTHWORK WILL BE DONE SO THAT ALL MOISTURE DRAINS OFF AND AWAY FROM SIDEWALKS AND STRUCTURES. THE MAJORITY OF ON-SITE DRAINAGE WILL DRAIN INTO THE RETENTION BASINS LOCATED OFF-SITE.



ZONING: C2 - COMMERCIAL

VICINITY MAP

NOT TO SCALE

LANDSCAPE PLAN



North

0 10 20 30 40
All Calculations are Approximate and Subject to Change

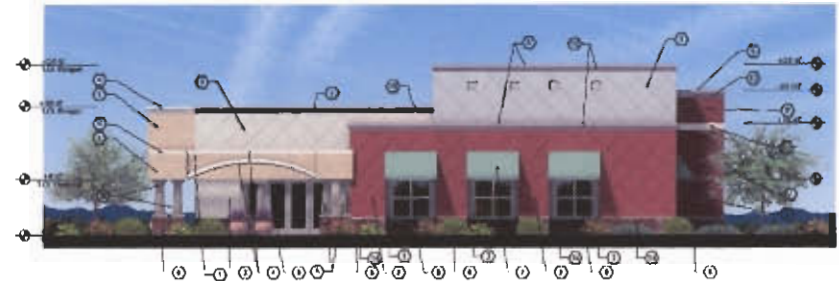
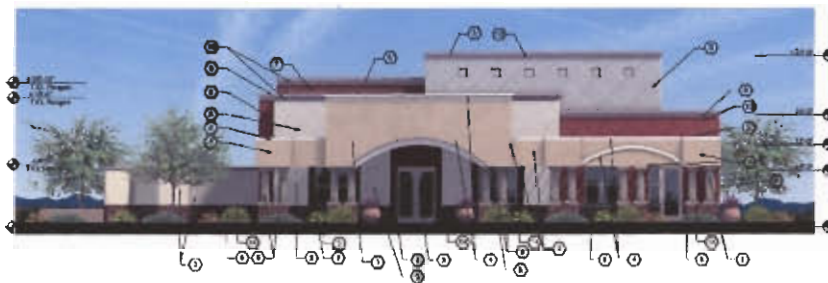
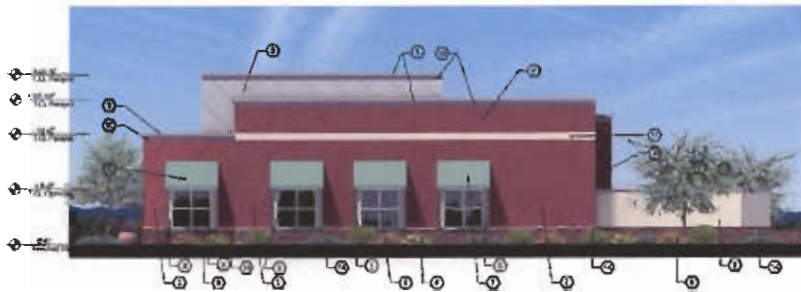
Jug 'n Barrel
Scottsdale, Arizona

5-DR-2003#5
REV:05/24/2005

Prepared For:
Guardian Companies

REV: 5.3.05
11.04.04

SKD



MATERIALS	COLOR
1. RED BRICK	BRICK - RED
2. RED BRICK	BRICK - RED
3. RED BRICK	BRICK - RED
4. RED BRICK	BRICK - RED
5. RED BRICK	BRICK - RED
6. RED BRICK	BRICK - RED
7. RED BRICK	BRICK - RED
8. RED BRICK	BRICK - RED
9. RED BRICK	BRICK - RED
10. RED BRICK	BRICK - RED
11. RED BRICK	BRICK - RED
12. RED BRICK	BRICK - RED
13. RED BRICK	BRICK - RED
14. RED BRICK	BRICK - RED
15. RED BRICK	BRICK - RED

05.04.05 DR COMMENTS

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SKD

Jug 'n Barrel

Scottsdale, Arizona

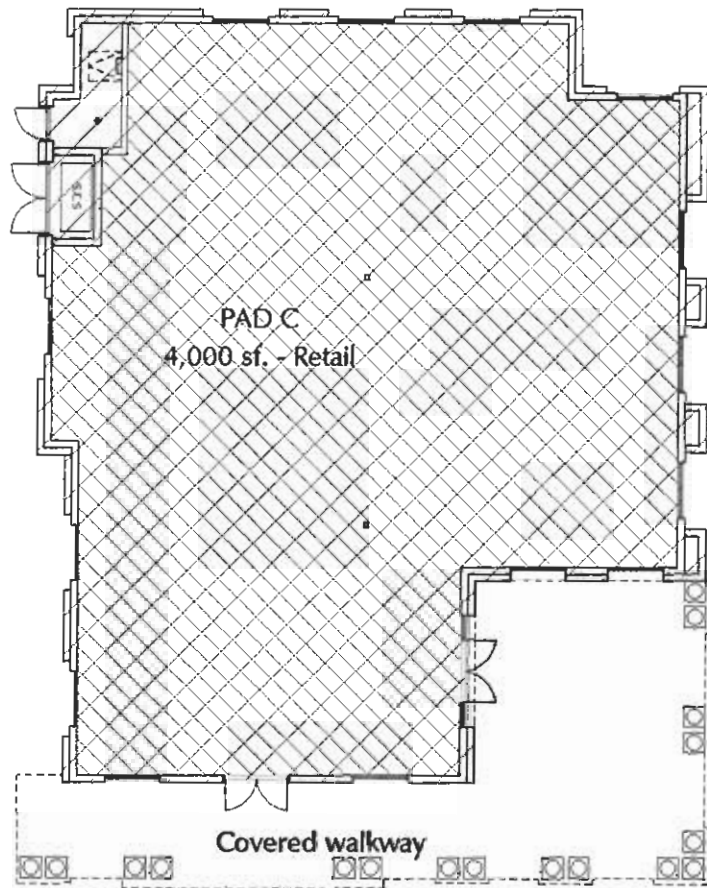
5-DR-2003#5

REV: 12/17/2004

Prepared For:
Guardian Companies



ATTACHMENT #8



4,000 GROSS sf

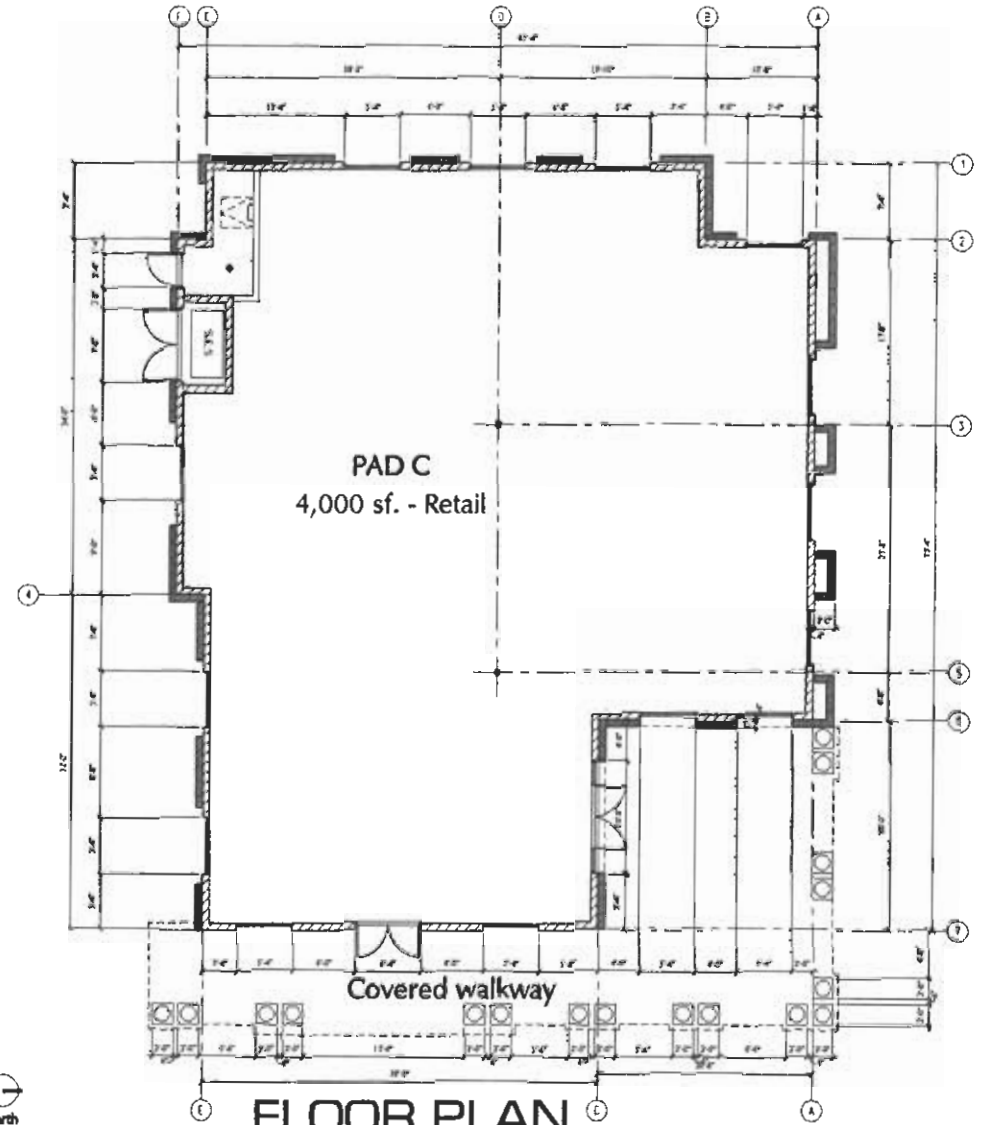
3,612 NET sf

FLOOR PLAN WORKSHEET

SCALE: 3/16" = 1'-0"



Jug 'n Barrel
Scottsdale, Arizona



SCALE: 3/16" = 1'-0"

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Prepared For:
Guardian Companies

SKD

NORTHSIGHT BLVD.

RAINTREE DRIVE

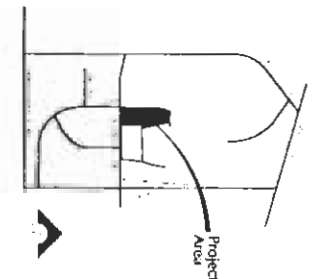
DANNY'S CARWASH
PAD B
NOT A PART
11,595 s.f.BUILDING #2
8,346 SFEXISTING NORTHSIGHT
CROSSING DEVELOPMENT
BUILDING #1
93,207 SFPAD C
4,000 SFBIG GALLERY
PAD D
5,500 SFBIG S
PAD E
10,350 SF

MASTER PARKING ANALYSIS

Bldg.			Req. Parking
Bldg. #1 (w/ Cym)	93,207 SF	1 per 250 sf	373
Bldg. #2	8,346 SF	1 per 250 sf	34
Pad B	NOT A PART		
Pad C	4,000 SF	1 per 250 sf	16
Pad D (Rug G)	5,500 SF	1 per 250 sf	22
Pad E (Big S)	10,350 SF	1 per 250 sf	42
TOTAL REQ.	121,403 SF	1 per 250 sf	486

TOTAL Parking Provided		490
Assessable Parking Req. (w/ no Req.)		20
Assessable Parking Provided		26
Assessable Van Parking Req.		4
Assessable Van Parking Provided		8
Bicycle Rack Required (1 no Parking)	490/10	49
Bicycle Rack Provided		50

MASTER PARKING SITE PLAN



NORTHSIGHT CROSSING

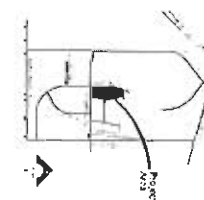
Scottsdale, Arizona

Prepared For:
NAC Development5-DR-2003#5
REV: 5/6/2005

SITE PLAN WORKSHEET

ZONING		GP - COMMERCIAL
BUILDING AREA		
Blg. #1 (w/ Gym)		83,207 SF
Blg. #2		8,346 SF
Pad B		11,595 SF
Pad C		4,000 SF
Pad D (w/ Gym)		5,500 SF
Pad E (w/ Gym)		10,350 SF
TOTAL		132,998 SF
F.A.R.		
		132,998 / 574,883 = 23%
BUILDING VOLUME		
ALLOWED		9.6 X 574,883 = 5,518,883 SF
PROVIDED		25 X 132,998 = 3,274,950 SF
OPEN SPACE CALCULATIONS		
NET LOT AREA		574,883 SF (13.42 AC)
REQUIRED		27 FT
OPEN SPACE REQUIRED	(18% of net lot area)	103,479 SF
FRONT OPEN SPACE REQUIRED		103,479 X 50% = 51,739 SF
FRONT OPEN SPACE PROVIDED		53,047 SF
REMAINING OPEN SPACE		73,898 SF
OTHER THAN FRONT & PARKING		
OPEN SPACE PROVIDED	TOTAL	127,043 SF
REQUIRED PARKING LOT LANDSCAPE		
PARKING LOT AREA X 15%		(100,000 SF X 15%) = 15,000 SF (3.47 AC)
132,998 X 1.5% =		1,994.97 SF
PROVIDED PARKING LOT LANDSCAPE		26,433 SF

	OPEN SPACE PROVIDED
	53,047 SF TOTAL
	OPEN SPACE PROVIDED OTHER THAN FRONT OPEN SPACE & PARKING OPEN SPACE
	73,898 SF TOTAL
	OPEN SPACE PROVIDED LANDSCAPE
	26,433 SF TOTAL
	OPEN SPACE PROVIDED LANDSCAPE
	127,043 SF TOTAL



Vicinity Map

MASTER SITE PLAN WORKSHEET

North

0 50 100 150 200

All Calculations are Approximate and Subject to Change

NORTHSIGHT CROSSING

Scottsdale, Arizona

5-DR-2003#5
REV: 5/6/2005

Prepared For:
NAC DEVELOPMENT

JUG'N BARREL
14795 N. Northsight
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
AS SHOWN

- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☒ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☐ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____
- ☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____
- ☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____
- ☒ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)
 - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: ORD HAZ SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☐ G.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

**Stipulations for Case:
Jug-N-Barrel – Northsight Crossing Pad C
Case 5-DR-2003#5**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by SKD with a staff receipt date of 12/17/2004.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by SKD with a staff receipt date of 5/24/2005.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by SKD with a staff receipt date of 5/24/2005.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by a parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Dooley wall fencing shall not be allowed.
8. All site walls shall match the architectural material, color, and finish of walls approved for construction with the adjacent Danny's Family Car Wash.
9. All glazing is to be clear and non-reflective.
10. The refuse enclosure portion of the screen wall shall only be as tall as necessary to screen refuse containers from public view.
11. Signs are by separate permit and approval, and are not considered part of this application.

SITE DESIGN:**Ordinance**

- A. No permits shall be issued for construction on this site until the 'Pad C' improvements are constructed as proposed under the adjacent Danny's Family Car Wash application.
- B. Pedestrian ways used for handicapped access shall be maintained clear of all obstructions (such as planters) as required by the Americans with Disabilities Act.
- C. The construction document submittal shall reflect accessible path and ramps from handicapped spaces that are in compliance with the Americans with Disabilities Act.
- D. Property development standards data shall be corrected with the construction document submittal.
- E. Sufficient parking shall exist in the shopping center to serve the existing buildings and the subject building prior to any final plans approval for building construction.

LANDSCAPE DESIGN:**DRB Stipulations**

- 12. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
- 13. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

Ordinance

- F. The location, type, and maturity of plants shall be as shown on the above referenced plan, except as otherwise stipulated herein. Plan notes to the contrary are not a part of this approval.
- G. Within the construction limits as shown on the above referenced plan, planting density in the ROW shall be increased to four foot on center for mass plantings of shrubs and groundcovers.
- H. Within the construction limits as shown on the above referenced plan, no more than seven feet of unplanted space shall exist between the projected mature canopies of plants in areas of decomposed granite topping. Planting density shall be increased as necessary to comply.
- I. No shrub, ground cover, or succulent with a maximum regional growth habit exceeding two feet shall be permitted within the sight visibility triangle as defined by the City of Scottsdale Design Standards & Policies Manual, Section 3.1, Figure 13, as applied to the intersection of the adjacent site driveway and Northsight boulevard.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

- 14. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
- 15. The individual luminaire lamp shall not exceed 250 watts.
- 16. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.
- 17. All exterior light poles, pole fixtures, and yokes, shall be a flat black or dark bronze.
- 18. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade within the construction limits shall not exceed 2.5 foot-candles. All exterior luminaires shall be included in this calculation.

- b. The maintained maximum horizontal illuminance level, at grade within the construction limits, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the west property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

- 19. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

- 20. No exterior vending or display shall be allowed.
- 21. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 22. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.
- 23. No outdoor patio is approved with this application. Use of exterior pedestrian ways shall be maintained solely for building ingress and egress unless the applicant receives an approval explicitly recognizing the space for patio usage.

Ordinance

- J. No approval of liquor sales for consumption on premises is implied with any approval of this application.

RELEVANT CASES:

Ordinance

- K. At the time of review, the applicable zoning case for the subject site was: 5-ZN-1998.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

- 24. The preliminary architectural site plan and the conceptual drainage report for "Pad C" Northsight Crossing drawn by Gilbertson & Associates and dated 11-24-04.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 25. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.

- a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
26. Demonstrate consistency with the approved master drainage plan and report. (Master Drainage Report for Northsight Commercial" by Gilbertson & Associates dated 1-18-02.)
- a. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
 - b. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
27. Basin Configuration:
- a. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
 - b. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
 - c. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - d. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- (1) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
- (2) Off-site runoff must enter and exit the site as it did historically.
- (3) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Northsight Blvd		Existing	Existing	Existing	Existing

INTERNAL CIRCULATION:

DRB Stipulations

- 28. The developer shall continue the sidewalk east from the main driveway entrance on Northsight Blvd. to connect to the sidewalk located at the round about to the east of the main driveway.
- 29. The developer shall construct sidewalk ramps on sidewalks at the round about.
- 30. The developer shall provide a minimum parking-aisle width of 24 feet.
- 31. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
- 32. The developer shall design the dead-end parking aisle in general conformance with the included detail.

Ordinance

- L. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

DRB Stipulations

33. Sight distance easements shall be dedicated over sight distance triangles.
- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
34. Vehicular Non-Access Easement:
35. Indemnity Agreements:
- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

- M. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:**DRB Stipulations**

36. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-2(2 is grease containment) for single enclosures.
37. Enclosures must:
- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - b. Be positioned to facilitate collection without "backtracking."
 - c. Be easily accessible by a simple route.
 - d. Not require backing more than 35 feet.
 - e. Not be located on dead-end parking aisles.
 - f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

- N. Refuse enclosures are required as follows:

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.

For commercial buildings that include one or more restaurants, one refuse enclosure must be dedicated to each restaurant in addition to the number of enclosures needed based on the square footage of the commercial building, as shown above.

- O. Underground vault-type containers are not allowed.
- P. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- Q. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

WATER:

Ordinance

- R. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:

DRB Stipulations

- 38. On-site sanitary sewer shall be privately owned and maintained.
- 39. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- S. Privately owned sanitary sewer shall not run parallel within the waterline easement.
- T. Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

- 40. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
 - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- U. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]